

## WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
3 Office Park Circle, Ste 105  
Birmingham, AL 35223

**Grantee's Mailing Address/  
Send Tax Notice To:**  
**C Ryan Powell**  
**Candace Powell**  
**608 Glen Iris Ln**  
**Pelham, AL 35124**

STATE OF ALABAMA       )  
COUNTY OF SHELBY       )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Six Hundred Twenty Thousand and 00/100 Dollars (\$620,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Helen Russo and David Russo, Wife and Husband**

(herein referred to as "Grantors") do grant, bargain, sell and convey unto

**C Ryan Powell and Candace Powell**

(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 2060, according to the Survey of Glen Iris at Kilkerran Phase 3, as recorded in Map Book 46, page 4, in the Probate Office of Shelby County, Alabama.**

\$558,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hands and seals this 3RD day of SEPTEMBER, 2025.

Helen Russo  
Helen Russo

David Russo  
David Russo

STATE OF ALABAMA )  
COUNTY OF ~~JEFFERSON~~ STELBY )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Helen Russo and David Russo** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this September 3, 2025.

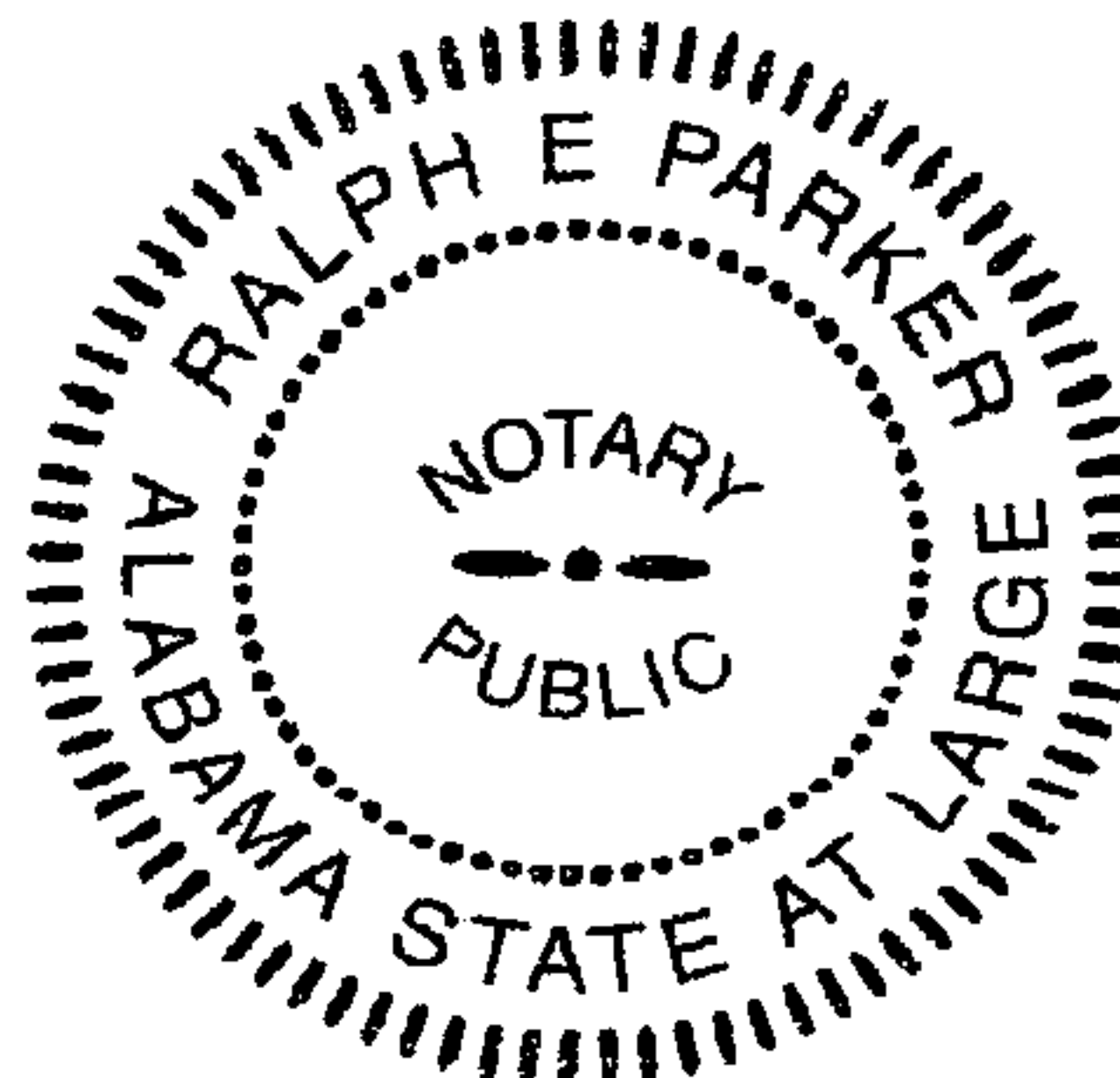
My Commission Expires: 01/29/2028

Ralph E. Parker  
Notary Public

Grantor's Address: 248 Chelsea Farms Ln. Chelsea, AL 35043

Property Address: 608 Glen Iris Ln Pelham, AL 35124

Parcel ID Number: 14 8 28 4 005 010.000



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/03/2025 11:47:47 AM  
\$645.00 KELSEY  
20250903000270350

Allie S. Bayl